



## 83 Ranchridge Way Calgary Alberta

\$679,900

OPEN HOUSE SAT FEB 22, 1-3 PM. Attractive 2-Storey Detached Home in the Established Community of Ranchlands! Welcome to this charming and well-maintained home in the desirable neighborhood of Ranchlands! As you enter, you're greeted by a spacious living room featuring bay windows that add architectural character, natural light, and style. Adjacent to the living room is a versatile flex room with elegant French doors, perfect for use as a formal dining room, office, or even an additional bedroom. This home has been updated with new vinyl plank flooring and some fresh paint, adding a modern touch. The bright and spacious kitchen overlooks the backyard and boasts stylish white and grey cabinetry, stainless steel appliances, and a newer fridge, stove, and microwave. The adjoining dining area and family room feature a cozy wood-burning brick fireplace, creating a warm and inviting space. A sliding door leads to a large composite deck, conveniently located next to the hot tub—ideal for outdoor relaxation. Upstairs, the generously sized primary bedroom includes a newly updated 4-piece ensuite and a large walk-in closet. Two additional spacious bedrooms and another beautifully renovated full bath complete the upper level. The fully developed basement offers even more living space with a fourth bedroom, a 4-piece bathroom, and a large family/recreation room that could easily be converted into a fifth bedroom if needed. The backyard is fully fenced and includes a large patio, firepit, and an enclosed side area perfect for a dog run. An attached single garage adds convenience and completes this fantastic home. Situated in a prime location, this remarkable neighborhood is close to all amenities, including schools, restaurants, Crowfoot Crossing Shopping Centre, dog parks, and pathways. Don't miss this incredible opportunity to own an ideally located home! (id:6769)

Recreational, Games room 25.42 Ft x 11.92 Ft

Bedroom 9.17 Ft x 8.58 Ft

4pc Bathroom 4.92 Ft x 5.83 Ft

Family room 13.17 Ft x 12.92 Ft

Dining room 11.00 Ft x 5.83 Ft

Kitchen 10.08 Ft x 9.50 Ft

Den 11.83 Ft x 9.67 Ft

2pc Bathroom 6.83 Ft x 3.00 Ft

Primary Bedroom 20.83 Ft x 11.08 Ft

Bedroom 13.83 Ft x 15.42 Ft

Bedroom 12.08 Ft x 10.08 Ft

4pc Bathroom 7.67 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty



See

**Mirror**

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Living room 15.33 Ft x 11.08 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft